

WILLARD CITY CORPORATION PC031716

DATE: March 17, 2016
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Leslie Meyer, Chandler Bingham, John Seamons
Bryce Wheelwright - City Planner (non-voting member)
Del Fredde – City Council member (non-voting member)
Gaylene Nebeker - Planning Commission Secretary
EXCUSED: Gary Hart
CITIZENS: See attached sheet

1. Prayer – Leslie Meyer

2. Pledge of Allegiance – Terry Ross

3. General Public Comment (Input for items not on the agenda)

4. Discussion Item

a. Review of Chapter 12-118 Non-Motorized Trail Ordinance

Commissioner Bodily asked about no smoking being allowed on the trail and questioned if it was legal to ban smoking in an open area. City Planner Wheelwright stated Bear River Health Department provided a grant for signage on the trail and have said because the trail is for health and wellness they are asking that no smoking on the trail be added to the ordinance. Commissioner Meyer asked if the attorney had addressed this and would it be enforceable. City Planner Wheelwright stated he had not had a chance to get with the attorney. Chairperson Ross stated there are clean smokers who would take care of the cigarette butts and those who would toss the butts along the trail. Commissioner Meyer had concerns about someone using the trail and having someone smoking on the trail at the same time. Chairperson Ross also suggested asking the Police Chief on enforcement. The Planning Commission members were ok with either leaving it in or taking it out. Commissioner Seamons asked if the 15 mile per hour speed limit should be raised. Chairperson Ross felt once you get out of the city limits you would want to pick up speed along the straight ways and felt the speed limit should be increased. Commissioner Meyer felt the speed limit should be taken out of the ordinance. Commissioner Seamons felt the speed limit should at least be the required speed limit on city streets. Commissioner Meyer felt it would be hard to enforce. City Planner Wheelwright said as long as it is in the ordinance it enforceable. After discuss it was suggested the speed limit be set at 20 mph. Chairperson Ross asked if an abbreviated User Code of Conduct would be put on a sign at the trailhead. City Planner stated there would be a kiosk at the trailhead with a map of the trail, points of interest and the code of conduct. Chairperson Ross asked for a motion to set for a public hearing.

A motion was made by Commissioner Bingham to schedule a public hearing

for April 21, 2016 with the additional changes. The motion was seconded by Commissioner Meyer. The motion carried with unanimous votes.

5. Approval of Minutes

The minutes of the February 18, 2016 Planning Commission meeting were reviewed. A motion was made by Commissioner to approve the above minutes as amended with typographical errors. The motion was seconded by Commissioner. The motion carried.

6. Commissioner Comments/Staff Comments

City Planner Wheelwright reported that Granite Ridge is moving forward on their development. Jared Erickson has come in with a rezone application. Guy Isakson has submitted a plan for a 4 lot subdivision on a 5 acre parcel at the end of 1050 North. They need to address the right of way for 100 West, the water is on site. Chairperson Ross asked if they would need to address the water storage issues. City Planner Wheelwright stated it would need to be addressed and would need to consult the Willard City Engineer. Commissioner Bodily asked if the city or developers were working on the water storage issues. City Planner Wheelwright stated Granite Ridge will be paying for their impact fees up front, he felt that Willard City needed to look at working with them to put in a storage tank. Commissioner Bodily asked if Willard City had looked at their options. City Planner Wheelwright stated the city has not taken any action at this time. Commissioner Bingham asked if Doug Young had been asked to pay impact fees up front. City Planner Wheelwright said Doug told him he had a new plan but has not heard back from him in over a month. He also stated BRAG would be willing to do a study to see if the city would qualify for a division of water quality grant. Commissioner Seamons asked about the Nuisance Ordinance. City Planner Wheelwright stated the City Attorney and Police Chief have revise the plan to make it more enforceable. Chairperson Ross asked about the requests for 750 North. City Planner Wheelwright stated the owner and buyer could not agree on the price and have decided to end the deal. Commissioner Bodily asked about the dike project and stated it will soon be time for the runoff. It was stated they are working to get the ponds lined before runoff begins. It was asked if the area to the east was going to be developed. It was stated it would be left natural.

There was discussion held on impact fees, grants and the cost of putting in a new storage tank. It was stated they would need a 1,000,000 gallon tank and would cost \$1,000,000 but was not sure what the type of grant it would be. There was discussion held on the I-15 project and how this affected the cement batch plant. City Planner Wheelwright said that Geneva was awarded the project and the batch plant would be supplying product and would still be required to adhere to the Conditional Use Permit.

There was discussion held on open space in a Planned Development with discussion held on ½ acre parcels being larger than what most people want. Discussion also held on maintenance of the open space and who would be responsible the city or the HOA. The Planning Commission was not opposed to leaving open space natural but the issue of it becoming a fire hazards then becomes an issue.

City Council member Fredde thanked the Planning Commission for all their hard work and suggested the Planning Commission look at updating the Annexation Ordinance.

7. Adjourn

A motion was made by Commissioner Meyer to adjourn the March 17, 2016

Planning Commission meeting. The motion was seconded by Commissioner Seamons. The motion carried. The meeting adjourned at 7:15 p.m.

Minutes were read individually and approved on **April 7, 2016**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker